



15 Marcom Close, Exmouth, EX8 5PW

GUIDE PRICE

£345,000

TENURE Freehold



**A Well Presented Three Double Bedroom, Two Bathroom Semi Detached House Located In A Convenient Cul-De-Sac**

Entrance Porch \* Good Size Living Room \* Spacious Open-Plan Kitchen/Breakfast/Dining Room \* Conservatory \* Ground Floor Shower Room/Wc \* Three First Floor Double Bedrooms \* Bathroom \* Separate Cloakroom/Wc \* Gas Central Heating \* Double Glazed Windows \* Level Front And Rear Gardens \* Driveway \* Garage/Store \* Viewing Recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:** uPVC front door to:

**ENTRANCE PORCH:** 1.8m x 0.94m (5'11" x 3'1") uPVC double glazed windows with patterned glass, wood flooring, inner part-glazed door to:

**LIVING ROOM:** 4.72m x 3.73m (15'6" x 12'3") A spacious room with wood flooring, TV point, radiator, recessed ceiling spotlighting, uPVC double glazed window to front aspect, turning staircase, part-glazed door to:

**KITCHEN/BREAKFAST/DINING ROOM:** 20'7 x 10'7 narrowing in kitchen area to 7'1 A most spacious open-plan room fitted with stylish modern units. The kitchen is stylishly fitted and comprises; wood-effect working surfaces with colour glass splashbacks with range of cupboards, drawer units, plumbing for automatic washing machine beneath worktops, inset one and a quarter bowl single drainer ceramic sink unit with swan neck mixer tap, inset four ring gas hob with splashback and built-in oven below, stainless steel chimney style extractor hood over with light, wall mounted cupboards – one of which housing the gas boiler for hot water and central heating, integrated microwave oven, breakfast bar with integrated fridge and freezer beneath, slimline larder style cupboard, recessed ceiling spotlighting, access to understairs storage cupboard, uPVC double glazed window overlooking the rear garden and uPVC door giving access to outside. **DINING AREA:** Radiator, recessed ceiling spotlighting, uPVC double glazed double doors opening onto:

**CONSERVATORY:** 3.76m x 2.44m (12'4" x 8'0") A fine addition to the accommodation with two radiators, ceiling fan light, power sockets, uPVC double glazed windows and double glazed double doors opening onto the rear garden.

Door accessed from the living room to **INNER LOBBY AREA** with recessed ceiling spotlight, radiator, wood-effect flooring, door to:

**GROUND FLOOR SHOWER ROOM/WC:** 2.57m x 1.19m (8'5" x 3'11") Fitted with a double width ease of access shower tray with sliding shower splash screen doors, splashback walls, shower unit with fixed rainfall shower head hose, vanity style wash hand basin with chrome mixer tap and splashback, WC with concealed cistern and push button flush, chrome heated towel rail, wood-effect flooring, extractor fan, recessed ceiling spotlighting, uPVC double glazed window with patterned glass.

From the living room a turning staircase with part glass balustrade, leading to first floor landing with uPVC double glazed window on half landing.

**FIRST FLOOR LANDING:** Access to roof space, replacement doors to all rooms.

**BEDROOM 1:** 3.86m x 3.15m (12'8" x 10'4") Radiator, uPVC double glazed window to front aspect.

**BEDROOM 2:** 3.25m x 3m (10'8" x 9'10") Lovely size double bedroom, radiator, linen cupboard with slatted shelving, uPVC double glazed window to rear aspect.

**BEDROOM 3:** 2.95m x 2.74m (9'8" x 9'0") Another double bedroom with radiator, uPVC double glazed window to front aspect.

**BATHROOM:** 2.9m x 1.35m (9'6" x 4'5") Fitted with bath having handgrips, Mira shower unit over, shower curtain and rail, pedestal wash handbasin, tiling to splash prone areas, radiator, two uPVC double glazed windows with patterned glass, recessed ceiling spotlighting and shaver socket.

**SEPARATE CLOAKROOM/WC:** 2.06m x 0.84m (6'9" x 2'9") WC with push button flush, Upvc double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a lawned garden with driveway providing off-road parking, leading to the **GARAGE STORE** [part of the garage has been converted to provide the ground floor shower room]. A patio side pathway with outside lighting leads through to the rear garden. The rear garden has been planned for ease of maintenance comprising of patio sun terrace area, ideal for outside entertaining, outside cold water tap.

**GARAGE STORE:** 2.44m x 1.22m (8'0" x 4'0") Roller up and over door, electric light and power connected.

### FLOOR PLAN:



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk Plan produced using PlanUp.

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